

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76-78		MARGARET ST, ARLINGTON

OWNERSHIP

Owner 1:	HICKEY MARK J ETAL/ TRUSTEES			
Owner 2:	MARK J HICKEY REVOCABLE LIVING			
Owner 3:	MELISSA A SIMMONS REVOCABLE LI			
Street 1:	1337 MASS AVE SUITE 193			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:	HICKEY MARK J -		
Owner 2:	SIMMONS MELISSA -		
Street 1:	76 MARGARET ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 5,577 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Asbestos Exterior and 3435 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.12803	Total SF/SM:	5577	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	469,847	Spl Credit	Total:	469,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5577.000	580,000	5,100	469,800	1,054,900
Total Card	0.128	580,000	5,100	469,800	1,054,900
Total Parcel	0.128	580,000	5,100	469,800	1,054,900
Source: Market Adj Cost	Total Value per SQ unit /Card:			307.10	/Parcel: 307.10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	580,100	5100	5,577.	469,800	1,055,000	1,055,000	Year End Roll	12/18/2019
2019	104	FV	426,500	5100	5,577.	499,200	930,800	930,800	Year End Roll	1/3/2019
2018	104	FV	426,500	5100	5,577.	364,100	795,700	795,700	Year End Roll	12/20/2017
2017	104	FV	400,500	5100	5,577.	317,100	722,700	722,700	Year End Roll	1/3/2017
2016	104	FV	400,500	5100	5,577.	270,200	675,800	675,800	Year End	1/4/2016
2015	104	FV	357,600	5100	5,577.	264,300	627,000	627,000	Year End Roll	12/11/2014
2014	104	FV	357,600	5100	5,577.	217,300	580,000	580,000	Year End Roll	12/16/2013
2013	104	FV	371,800	5100	5,577.	206,700	583,600	583,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

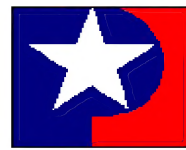
[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
2/2/2018	Mail Update	MM	Mary M
10/27/2015	Permit Insp	PC	PHIL C
5/7/2009	Measured	372	PATRIOT
3/13/2009	Meas/Inspect	189	PATRIOT
12/4/2008	MLS	MM	MARY M
3/4/2007	MLS	HC	Helen Chinal
11/13/2000	Hearing Chag		
11/3/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		

Sign: _____

VERIFICATION OF VISIT NOT DATA ____/____/____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	10035
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

